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City Council  
City of Sunnyvale  
P.O. Box 3707  
Sunnyvale, Ca 94088-3707

Re: Request For General Plan Amendment Study  
926 So Wolfe Rd Sunnyvale Ca 94086  
Date may 7, 2004

Dear Council Members

I am the Real Estate Broker representing the property listed for sale owned by Anders O. Field, JR in which is the remaining one half acre portion of the former 15 Acre Ranch owned by his family dating back to the 1850's

The property is located at 926 so Wolfe Road which is situated 2 blocks north of The El Camino Real the Apn is 213-25-010. The parcel also has street frontage to the rear on Mangrove Ave. The existing building improvements consists of a 1300 sq ft home built in 1946 and a small duplex and barn. The parcel size is approximately 22,200 sq ft - 100 ft + width By 222 ft - depth. The current zoning is R-O Min. Lot Area - 6,000 s.f. and the General Plan is Residential Low Density 0-7 d.u./acre

The adjacent property uses are mixed R-O and R-3 General Plan Medium Density 14-27 d.u./acre. Located 3 parcels away 111 ft to the South on Wolfe Rd and Mangrove Ave the Zoning is R-3 with the balance of the Mangrove Ave block consisting of apartments and on Wolfe Rd consisting of small apartment buildings & older single family homes directly across the street on Wolfe Rd is R-3 consisting of a large apartment complex and to the south are several 2 1/2 story townhouse developments to the north on Wolfe Rd and directly across the street on Mangrove is R-O

We are proposing that the city council authorize a General Plan Amendment study to convert the subject parcel to Low- Medium Density 7-14 d.u./acre with a rezoning to R-1.5 Min. Lot Area - 4,200 s.f. to allow for the subdivision into 4 single family home lots consisting of approximately 5,550 s.f each with dimensions of 50 ft width by 111 ft depth 2 lots fronting on Wolfe Rd and 2 lots fronting on Mangrove Ave

According to the property owner when his father A.O. field Sr. sold the surrounding land to the developers in about the year 1960 it was his understanding then that in fact his remaining parcel would accommodate 4 single family home lots. In fact 2 separate driveway approaches were installed on the Wolfe Rd frontage in 1962 when the adjacent land was developed.

We believe that the proposed 4 Lot Subdivision is the Highest and Best Usage for the property and will blend in nicely with the R-O Zoned Homes.

Sincerely Yours

Curt Keegan